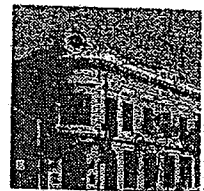


EXHIBIT 7 - Part 1

THE CITY OF SAN LEANDRO



General Plan



ACKNOWLEDGMENTS

CITY COUNCIL

Shelia Young, *Mayor*
Bob Glaze, *Vice Mayor*
Orval Badger
Surlene Grant
Gary Loeffler
Glenda Nardine
Anthony Santos

Former Council Member: Joanne Lothrop
Former Council Member: Gordon Galvan

**GENERAL PLAN
ADVISORY COMMITTEE
(GPAC)**

CHAIR: BILL STEPHENS

VICE-CHAIR: DALE REED

**RESIDENTIAL
NEIGHBORHOODS**

Bill Stephens, *Chair*
Morgan Rice, *Vice Chair*
Audrey Albers
Ingrid Christiansen
Cynthia Eliason
Robert Leigh
Mike Mahoney
Lindsey Noss
Fred Reicker
Florence Ruha
Chuck Serrano
Melody Tannam
Barbara Tierney
Martin Tuttle
Rick Williams

**COMMUNITY SERVICES AND
FACILITIES**

Barbara Sidari, *Chair*
Dean Koenig, *Vice Chair*
Lisa Allphin
Sandra Benz
Liisa Burns
Sherry Hitchcock
Barbara Jue
Kati Knox
Patrick Larsen
Geraldine Mellen
Kim Miller
Kent Myers
Rose Padilla-Johnson
Ken Pon

BUSINESS AND INDUSTRY

Dale Reed, *Chair*
Bob Berger, *Vice Chair*
Bernard Ashcraft
Richard Benson
Rick Collins
Jennifer Diaz
Chris Ehrenberg
Marilyn Fels
Heidi Finberg
Tom Guarino
Marcene Nardine
Roger Ravenstad
Susan Riskin-Poulsen
John Sullivan

TRANSPORTATION

William Fong, *Chair*
Claire Koenig, *Vice Chair*
Aidan Barry
Patricia Bowens
Fred Bystedt
Carlos Cardoza
Alice Chin
Jeff Houston
Harry Lema
Victor Madrigal
Tony Santos
Linda Skaar

**HISTORIC PRESERVATION AND
COMMUNITY DESIGN**

Alice Chin, *Chair*
Christopher Dorn, *Vice Chair*
Chris Ehrenberg
Marilyn Fels
Lucille Kline
Claire Koenig
Victor Madrigal
Geraldine Mellen
Al Padro
Fred Reicker
Linda Skaar
Bill Stephens
Melody Tannam

SAFETY AND NOISE

Jennifer Diaz, *Chair*
Lucy Corzantes, *Vice Chair*
Wafaa Aborashed
Sandra Benz
Patricia Bowens
Carlos Cardoza
Rick Collins
William Fong
Pete DiGregorio
Paul Nahm
Julian Polvorosa
Ken Pon
Dale Reed
Barbara Sidari

OPEN SPACE, CONSERVATION, AND PARKS

Heidi Finberg, *Chair*
Dean Koenig, *Vice Chair*
Audrey Albers
Lisa Allphin
Aidan Barry
Julie Cuellas
Cynthia Eliason
Jeff Houston
Barbara Jue
Patrick Larsen
Robert Leigh
Mike Mahoney
Chuck Serrano
John Sullivan

PLANNING COMMISSION

Alice Chin
Joe Collier
Esther Holcomb
Mike Mahoney
Adrian McCall
Al Padro
Dale Reed

Former Commissioners ('99-'00):
Thomas Burpee
Raffi Demirjian
Roger Ravenstad

BOARD OF ZONING ADJUSTMENTS

Cynthia Eliason
Amanda Goldt
Bob Grazzini
Melody Marr
Darryl Shields
Frank Sidari

Former BZA Members ('99-'00):
Orval Badger
Jeff McGallian
Al Padro

STAFF

City Manager: John Jermanis

GENERAL PLAN TEAM

Community Development Director: Hanson Hom
Planner III/Project Manager: Matt Tomas
Planner II: Beth Greene
Planner III: Debbie Pollart
Planning Interns: Oliver Jerschow and Scott Gilliland
Former Planning Staff: Kathleen Livermore
Former Transportation Manager: Ray Davis
Economic Development Manager: Luke Sims
Economic Development Specialist: Seth Hudson
Administrative Staff: Nina Hinton, Sarina Martinez
City Attorney: Liane Randolph
Assistant City Attorney: Jeff Goldfien
City Attorney Emeritus: Steve Meyers
Recreation and Human Services Manager: Micki Cronin

CONSULTANTS

Project Manager: Barry Miller, AICP

ASSOCIATED SUBCONSULTANTS

Public Participation: Moore Iacofano Goltsman
Traffic Analysis: Fehr & Peers Associates, Inc.
Noise Analysis: Illingworth and Rodkin
Hazardous Materials: Orion Environmental
Real Estate and Fiscal Issues: Strategic Economics

Design: Alan Davenport Design Associates

TABLE OF CONTENTS

Acknowledgments	i		
Table of Contents	v		
Figures, Charts, and Tables	x		
VISION STATEMENT	xii		
1 INTRODUCTION		3 LAND USE	
A Introducing the		FRAMEWORK	3-2
San Leandro General Plan	1-1	A Overview	3-2
B Context for the General Plan	1-2	B Major Planning Concepts	3-3
<i>Text Box: Relationship of the</i>		What "Smart Growth" Means for	
<i>General Plan to Other Plans</i>		San Leandro	3-3
<i>and Programs</i>	1-3	Building A More Sustainable City	3-4
C How to Use the General Plan	1-4	Creating a "There"	3-5
D The General Plan Update Process	1-7	C City Structure	3-6
E Organization of the Plan	1-8	Downtown	3-6
F Implementing and Amending the Plan	1-11	Residential Neighborhoods	3-6
		Business Districts and Corridors	3-9
		Parks and Open Space	3-9
		D Land Use Diagram and Definition of	
		Categories	3-10
		Land Use Diagram	3-10
		Land Use Categories	3-11
		<i>Text Box: Calculating Density</i>	
		<i>and Intensity</i>	3-15
		Related Issues	3-16
		RESIDENTIAL NEIGHBORHOODS	3-17
		A Overview	3-17
		B San Leandro's Neighborhoods	3-18
		Northeast	3-18
		North	3-21
		Central	3-21
		Davis Corridor	3-22
		Halcyon-Foothill	3-22
		Floresta/Springlake	3-23
		Washington Manor/Bonaire	3-24
		West of Wicks	3-25
		Marina	3-25
		Bay-O-Vista	3-26
2 SAN LEANDRO IN PERSPECTIVE			
A Our Role in the Region	2-1		
B History	2-2		
C Population	2-5		
D Economy	2-9		
E Land Use	2-10		
F Transportation System	2-12		
G Environment	2-12		
H Development Potential	2-13		

C Planning Issues	3-27	F Marina Boulevard and	
Community Standards	3-27	South-of-Marina	3-94
Neighborhood Character	3-27	G West San Leandro Business District	3-96
New Housing Opportunities	3-28	<i>In a Nutshell: The Report and</i>	
Mitigation of Public Facility Impacts	3-28	<i>Recommendations of the West San</i>	
Citizen Participation	3-28	<i>Leandro Advisory Committee</i>	3-96
D Goals, Policies, and Actions	3-29	H San Leandro Marina	3-98
Goal 1: Community Standards	3-29	I MacArthur Corridor	3-100
Goal 2: Neighborhood Character	3-33	J Mid-Washington Corridor	3-101
Goal 3: New Housing Opportunities	3-36	BEYOND THE CITY LIMITS:	
Goal 4: Mitigation of Public Facility		SAN LEANDRO'S PLANNING AREA	3-103
Impacts	3-39	A Overview	3-103
Goal 5: Citizen Participation	3-41	B Ashland	3-105
BUSINESS AND INDUSTRY	3-43	<i>In a Nutshell: The Unincorporated</i>	
A Overview	3-43	<i>San Leandro Planning Area</i>	3-106
B Employment Districts	3-44	C Hillcrest Knolls/Fairmont Ridge	3-112
Downtown	3-44	D Western Castro Valley	3-113
Industrial Districts	3-44	E Former San Leandro Rock Quarry	3-113
Office Districts	3-46		
Retail, Service, and			
Entertainment Districts	3-46		
San Leandro Marina	3-51		
C Planning Issues	3-51	4 TRANSPORTATION	
Land Use Compatibility	3-51	A Overview	4-1
Business Image	3-53	B Transportation and Land Use	4-2
<i>In a Nutshell: San Leandro</i>		<i>Text Box: Integrating Land Use</i>	
<i>Economic Development Strategy and</i>		<i>and Transportation Planning</i>	4-3
<i>Work Program</i>	3-53	C Travel Modes	4-4
Jobs-Housing Balance	3-54	Bicycling and Walking	4-4
D Goals, Policies, and Actions	3-55	Public Transit	4-7
Goal 6: Downtown Revitalization	3-55	Shuttles, Carpools, and Vanpools	4-10
Goal 7: Industrial and Office Districts	3-59	Automobiles	4-11
Goal 8: Retail and Service Districts	3-66	Trucks	4-15
Goal 9: Marina and Shoreline	3-71	Railroads	4-15
Goal 10: Land Use Compatibility	3-73	Airports	4-16
Goal 11: Business Image	3-76	Water Transportation	4-16
Goal 12: Jobs-Housing Balance	3-79	D Traffic Forecasts and	
FOCUS AREAS	3-80	Planned Improvements	4-19
A Downtown	3-80	Level of Service	4-19
<i>In a Nutshell: The Downtown Plan</i>		Planned Improvements	4-22
<i>and Urban Design Guidelines</i>	3-83	E Transportation and the	
B East 14th Corridor	3-84	Urban Environment	4-25
<i>In a Nutshell: The North Area Plan</i>		Neighborhood Traffic Management	4-25
<i>and Revitalization Manual</i>	3-86	Traffic Safety	4-27
C Bayfair	3-88	Pedestrian-Oriented Streetscape	4-28
D Downtown BART Station Area	3-89	F Interagency Coordination	4-28
<i>In a Nutshell: The Central</i>			
<i>San Leandro/BART Area</i>			
<i>Revitalization Study</i>	3-90		
E San Leandro Boulevard Corridor	3-91		

G Goals, Policies, and Actions	4-30	C Man-Made Hazards	6-8
Goal 13: Coordinating Land Use and Transportation	4-30	Air Pollution	6-8
Goal 14: Bicycle and Pedestrian Circulation	4-33	<i>In a Nutshell: An Air Pollution Primer</i>	6-9
Goal 15: Public Transportation	4-35	Water Pollution	6-10
Goal 16: Streets and Highways	4-39	Hazardous Substances	6-11
Goal 17: Neighborhood Traffic Management	4-41	Aviation Hazards	6-13
Goal 18: Traffic Safety	4-43	D Emergency Preparedness	6-14
Goal 19: Pedestrian-Oriented Streetscape	4-45	E Noise	6-16
Goal 20: Interagency Coordination	4-47	Existing and Projected Noise Environment	6-16
		<i>In a Nutshell: How Noise is Measured</i>	6-19
		Noise Compatibility	6-20
		Stationary Noise	6-20
		Transportation Noise	6-24
		Airport Noise	6-25
5 OPEN SPACE, PARKS, AND CONSERVATION		F Goals, Policies and Actions	6-28
A Overview	5-1	Goal 29: Mitigation of Natural Hazards	6-28
B Open Space	5-2	Goal 30: Wildfire Hazards	6-31
C Parks	5-3	Goal 31: Air Quality	6-32
City Parks	5-3	Goal 32: Water Quality	6-34
<i>Text Box: San Leandro's Parks</i>	5-3	Goal 33: Hazardous Materials	6-37
Regional Parks and Trails	5-9	Goal 34: Emergency Preparedness	6-40
Joint Use Agreements	5-10	Goal 35: Noise Compatibility	6-43
D Natural Resources	5-11	Goal 36: Transportation Noise	6-46
San Leandro Creek	5-11	Goal 37: Airport Impacts	6-48
Plant and Animal Resources	5-15		
<i>In a Nutshell: San Leandro Habitat</i>	5-16		
Other Resource Issues	5-20		
E Conservation	5-22		
Water	5-22		
Solid Waste and Recycling	5-22		
<i>Text Box: "What's a Green Building?"</i>	5-23		
Energy	5-24		
F Goals, Policies, and Actions	5-26	7 HISTORIC PRESERVATION AND COMMUNITY DESIGN	
Goal 21: Rehabilitation of Existing Parks	5-26	A Overview	7-1
Goal 22: Development of New Parks	5-30	B Historic Preservation	7-2
Goal 23: Regional Parks	5-33	Historic and Archaeological Resources	7-2
Goal 24: Joint Use	5-35	Developing a More Effective Preservation Program	7-4
Goal 25: San Leandro Creek	5-38	<i>Text Box: Historic Preservation Mission Statement</i>	7-7
Goal 26: Plant and Animal Communities	5-40	Defining the City's Role	7-10
Goal 27: Resource Conservation	5-42	Public Awareness of Local History	7-11
Goal 28: Energy	5-44	The Economics of Preservation	7-12
		C Community Design	7-12
		Overview	7-12
		Building a Sense of Place	7-14
		Quality Construction and Design	7-18
		Toward a More Visually Attractive City	7-19
6 ENVIRONMENTAL HAZARDS			
A Overview	6-1		
B Natural Hazards	6-2		
Earthquakes	6-2		
Landslides and Erosion	6-3		
Wildfire	6-4		
Flooding	6-7		

D Goals, Policies, and Actions 7-22

Goal 38: Historic Preservation Program	7-22
Goal 39: Defining the City's Role	7-27
Goal 40: Public Awareness of Local History	7-30
Goal 41: The Economics of Preservation	7-33
Goal 42: Sense of Place	7-35
Goal 43: Quality Construction and Design	7-38
Goal 44: A More Visually Attractive City	7-41

8 COMMUNITY SERVICES AND FACILITIES

A Overview	8-1
B Public Safety	8-2
Law Enforcement	8-2
Fire Protection	8-3
C Education and Information Services	8-4
Schools	8-4
Library and Information Services	8-8
D Social Services	8-10
Child Care	8-10
Youth	8-11
Seniors	8-12
Cultural Arts	8-12
Responding to Diversity	8-13
Other Special Needs Populations	8-13
E Infrastructure	8-14
Water	8-14
Wastewater	8-14
Drainage	8-16
F Goals, Policies, and Actions	8-17
Goal 45: Police and Fire	8-17
Goal 46: Schools	8-20
Goal 47: Library and Information Services	8-22
Goal 48: Child Care	8-24
Goal 49: Youth Services	8-27
Goal 50: Senior Services	8-30
Goal 51: Responding to Diversity	8-32
Goal 52: Infrastructure	8-34

9 HOUSING

(to be adopted separately through a General Plan Amendment) 9-1

10 AGENDA FOR ACTION

A Overview	10-1
B Focus Area Priorities	10-2
C Major Initiatives	10-3
Zoning Code Changes and	
Map Revisions	10-3
Capital Improvements	10-3
Design Review and Guidelines	10-7
Business Development Programs	10-8
Annual Budgeting and	
City Operating Procedures	10-9
Emergency Preparedness Program	10-9
Follow-Up Plans and Studies	10-10
Historic Preservation Program	10-10
Intergovernmental Coordination	10-11
Ordinances	10-14
Public Education and Outreach	10-14
D General Plan Annual Report and	
 5-Year Evaluation	10-15
E Epilogue	10-15
Glossary	A-1
Index	B-1

FIGURES, CHARTS, AND TABLES**LIST OF FIGURES**

1-1	San Leandro Planning Area	1-5
2-1	Regional Location	2-3
2-2	Evolution of the City, 1872-2000	2-7
3-1	City Structure	3-7
3-2	Land Use Map (reduced)	3-13
3-3	Residential Neighborhoods	3-19
3-4	Retail/Service Districts	3-49
3-5	Focus Areas	3-81
3-6	Unincorporated San Leandro Planning Area	3-107
3-7	Unincorporated Area Land Use Diagram	
4-1	Bikeway Plan	4-5
4-2	Master Roadway Plan	4-13
4-3	Truck Routes and Railroads	4-17
5-1	San Leandro Park System	5-5
5-2	Creeks, Drainage Ways, and Watersheds	5-13
5-3	Natural Resources	5-17
6-1	Earthquake Hazards	6-5
6-2	2000 Noise Contours	6-17
6-3	2015 Noise Contours	6-21
7-1	Historic Resources	7-5
7-2	Community Design Features	7-15
8-1	Community Facilities	8-5

LIST OF CHARTS

1-1	Correspondence Between State-Mandated General Plan Elements and San Leandro General Plan Elements	1-9
2-1	San Leandro Population, 1900-2000	2-5
2-2	Year of Construction of San Leandro's Housing Stock	2-6
2-3	Composition of San Leandro's Housing Stock	2-6
2-4	Jobs/Housing Ratios in Selected Alameda County Communities	2-10
2-5	Existing Land Uses in San Leandro, 2000	2-11
3-1	Survey Findings: Commercial Development	3-47
3-2	Characteristics of San Leandro's Major Retail Centers	3-48
4-1	Survey Findings: Traffic Calming	4-26
4-2	Top Accident Locations in San Leandro, 1994-1998	4-27
5-1	Survey Findings-Recreational Needs	5-7
6-1	Survey Findings-Emergency Preparedness	6-15

6-2	Survey Findings—Noise	6-16
6-3	Typical Sound Levels in the Built Environment	6-20
7-1	Survey Findings—City Beautification	7-12
8-1	San Leandro and San Lorenzo USD Historic Enrollment	8-4
8-2	Demographic (Age) Shifts, 1990-2000	8-11

LIST OF TABLES

2-1	Development Forecasts for San Leandro, 2000-2015	2-14
3-1	Acreages in Each Land Use Type	3-12
3-2	Correspondence Between Land Use Diagram Designations and Zoning Designations	3-16
4-1	Average Daily Traffic Volumes (ADT) on San Leandro Streets	4-12
4-2	Level of Service Interpretation	4-20
4-3	Levels of Service at Major San Leandro Intersections, 2000 and 2015	4-21
4-4	Planned Street Improvements in San Leandro, 2000-2015	4-22
5-1	Park and Recreational Facilities in San Leandro	5-4
6-1	Noise Compatibility Standards for San Leandro Land Uses	6-23
7-1	Documented Historic Structures in San Leandro, 2001	7-8, 7-9
10-1	Zoning Code Revisions to be Made or Considered Following General Plan Adoption	10-4
10-2	Highest Priority Capital Improvement Projects Identified by the General Plan	10-5, 10-6
10-3	San Leandro Planning Initiatives Requiring Coordination With Other Agencies	10-12, 10-13

